

CITY COUNCIL  
ATLANTA, GEORGIA

02- 0-0828

AN ORDINANCE  
BY: ~~ZONING COMMITTEE~~

Z-02-20  
3-7-02

*Dehi Star*

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1111-1119 Memorial Drive, S.E.** be changed from the **I-1 (Light Industrial)** District, to the **C-1 (Community Business)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **12 & 13** of the **14<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

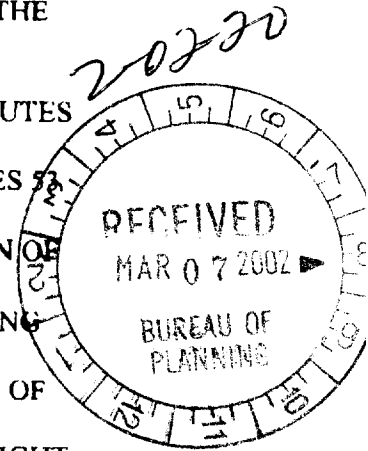
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## 1119 MEMORIAL DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 12 AND 13 OF THE 14th DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MEMORIAL DRIVE AND HOWELL DRIVE; THENCE RUNNING SOUTH 15 DEGREES 57 MINUTES 10 SECONDS EAST ALONG THE RIGHT-OF-WAY OF HOWELL DRIVE AN ARC DISTANCE OF 130.20 FEET (HAVING A CHORD DISTANCE OF 130.08 FEET) TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 12 DEGREES 26 MINUTES 53 SECONDS EAST A DISTANCE OF 291.15 FEET TO A POINT; THENCE RUNNING ALONG SAID RIGHT-OF-WAY SOUTH 08 DEGREES 51 MINUTES 53 SECONDS EAST AN ARC DISTANCE OF 78.94 FEET (HAVING A CHORD DISTANCE OF 78.91 FEET) TO A POINT WHICH IS AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 20 AND THE SOUTHWESTERLY RIGHT-OF-WAY OF HOWELL DRIVE; THENCE RUNNING SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 20 AN ARC DISTANCE OF 23.47 FEET, A CHORD DISTANCE OF 23.47 FEET AND A BEARING OF SOUTH 70 DEGREES 49 MINUTES 11 SECONDS WEST TO A POINT; CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 20, SOUTH 69 DEGREES 32 MINUTES 00 SECONDS WEST AN ARC DISTANCE OF 53.04 FEET (HAVING A CHORD DISTANCE OF 53.04 FEET) TO A POINT; THENCE RUNNING SOUTH 69 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 73.69 FEET TO A POINT; CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 20, SOUTH 73 DEGREES 29 MINUTES 00 SECONDS WEST AN ARC DISTANCE OF 78.30 FEET (HAVING A CHORD DISTANCE OF 78.26 FEET) TO A POINT; RUNNING THENCE NORTH 13 DEGREES 18 MINUTES 00 SECONDS WEST ALONG INTERSTATE 20 RIGHT-OF-WAY A DISTANCE OF 28.01 FEET TO A POINT; CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 20, SOUTH 80 DEGREES 16 MINUTES 00 SECONDS WEST AN ARC DISTANCE OF 200.94 FEET (HAVING A CHORD DISTANCE OF 200.90 FEET) TO A POINT; THENCE RUNNING SOUTH 80 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 62.32 FEET TO A POINT; THENCE LEAVING THE RIGHT-OF-WAY OF INTERSTATE 20 AND RUNNING NORTH 08 DEGREES 12 MINUTES 00 SECONDS WEST A DISTANCE OF 20.92 FEET TO A POINT; THENCE RUNNING NORTH 82 DEGREES 12 MINUTES 54 SECONDS EAST A DISTANCE OF 300.00 FEET TO A REBAR FOUND; THENCE RUNNING NORTH 08 DEGREES 11 MINUTES 56 SECONDS WEST A DISTANCE OF 500.42 FEET TO AN OPEN TOP PIPE FOUND; THENCE RUNNING NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF MEMORIAL DRIVE NORTH 81 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 149.95 FEET TO A REBAR FOUND AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.22 ACRES ACCORDING TO A SURVEY PREPARED FOR ORNSTEIN DEVELOPMENT, INC., DATED FEBRUARY 9th, 2002.



02-0 -0828

(Do Not Write Above This Line)

AN ORDINANCE Z-02-20  
BY: ~~ZONING COMMITTEE~~ *John Starns*  
AN ORDINANCE TO REZONE FROM THE I-1  
(LIGHT INDUSTRIAL) DISTRICT TO THE  
C-1 (COMMUNITY BUSINESS) DISTRICT,  
PROPERTY LOCATED AT 1111-1119 MEMORIAL  
DRIVE, S.E., FRONTING 149.95 FEET  
ON THE SOUTHEASTERLY SIDE OF MEMORIAL  
DRIVE BEGINNING AT THE SOUTHWEST  
CORNER OF HOWELL DRIVE. DEPTH: VARIES;  
AREA: 2.22 ACRES; LAND LOTS 12 AND  
13, 14TH DISTRICT, FULTON COUNTY,  
GEORGIA.  
OWNER: PATRICIA ELMORE  
APPLICANT: ORNSTEIN INVESTMENTS, LLC  
AND PRESTON AND ASSOCIATES  
'BY: MATT ORNSTEIN  
NPU-N COUNCIL DISTRICT 5

☐ **CONSENT REFER**  
☐ **REGULAR REPORT REFER** *for paper*  
☐ **ADVERTISE & REFER**  
☐ **1st ADOPT 2nd READ & REFER**

Date Referred 5/8/02  
Referred To: ZRB + Zoning

First Reading

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Action: \_\_\_\_\_  
Fav, Adv, Held (see rev. side) \_\_\_\_\_  
Other: \_\_\_\_\_  
Members \_\_\_\_\_  
Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Action: \_\_\_\_\_  
Fav, Adv, Held (see rev. side) \_\_\_\_\_  
Other: \_\_\_\_\_  
Members \_\_\_\_\_  
Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
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Fav, Adv, Held (see rev. side) \_\_\_\_\_  
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Members \_\_\_\_\_  
Refer To \_\_\_\_\_

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Action: \_\_\_\_\_  
Fav, Adv, Held (see rev. side) \_\_\_\_\_  
Other: \_\_\_\_\_  
Members \_\_\_\_\_  
Refer To \_\_\_\_\_

COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings  
☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

MAYOR'S ACTION